

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Modification to the Master Plan – 80 feet wide Master Plan road (**W-Z**) is re-aligned as **W-X-Y-Z**, 40 feet wide cross roads on Western side passing through the site in R.S.No.388/Part at All Bank Colony Road, V.L.Puram, Rajahmundry are merged into the proposed realigned 80 feet wide Master Plan road - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 333

Dated the 21st May, 2009.

Read the following:-

1. G.O.Ms.No.465 M.A., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.328/2007/R,dated 20.2.2007.
3. Government Memo. No.3650/H1/2007-1, Municipal Administration and Urban Development Department, dated 12.6.2007.
4. From the applicant, representation dated 6.6.2006 received through the Hon'ble M(MA&UD) with endorsement No.1164/M(MA&UD)/2007, dated 19.6.2007.
5. Government Letter No.3650/H1/2007-2, Municipal Administration and Urban Development Department, dated 21.9.2007.
6. From the applicant, representation dated 6.6.2006 received through the Hon'ble M(MA&UD) with endorsement No.562/M(MA&UD)/2008, dated 25.3.2008.
7. Government Memo. No.5552/H1/2008-1, Municipal Administration and Urban Development Department, dated 6.10.2008.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9031/2008/R,dated 20.1.2009.
9. Government Memo. No.5552/H1/2008-2, Municipal Administration and Urban Development Department, dated 20.02.2009.
10. From the Commissioner of Printing, A.P., Extraordinary Gazette No.116, Part-I, dated 24.2.2009.
11. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No. 9031/2008/R,dated 5.3.2009.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 M.A., dated 28.10.1975, was issued in Government Memo. No. 5552/H1/2008-2, Municipal Administration and Urban Development Department, dated 20.02.2009, and published in the Extraordinary issue of A.P. Gazette No.116, Part-I, dated 24.2.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 5.3.2009 has stated that the Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid an amount of Rs.1,09,000/- (Rupees one lakh and nine thousand only) towards development / conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.
The District Collector, East Godavari District, Kakinada.
The Private Secretary to M(MA&UD).
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.116, Part-I, dated 24.2.2009, as required by clause (b) of the said section.

VARIATION

The 80 feet wide Master Plan road and 40 feet wide cross roads on Western side passing through the site in R.S.No.388/Part at All Bank Colony Road, V.L.Puram, Rajahmundry in the applicants site only, the boundaries which are as shown in the schedule below and which is earmarked for 80 feet wide road (W-Z) in the General Town Planning Scheme (Master Plan) of Rajahmundry Municipal Corporation as per G.O.Ms.No.465 MA., dated 28.10.1975 is realigned as **W-X-Y-Z** and 40 feet wide cross roads passing through the applicants site in R.S.No.388/Part are merged into the proposed realigned 80 feet wide Master Plan road and deleted portion of the roads are earmarked as Residential use as shown in the revised part proposed land use map GTP.No.2/2009/R available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. The applicant shall obtain necessary development permission from Director of Town and Country Planning / Competent Authority before taking any development activities in the site.
3. That the above draft variation is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The realignment / deletion of Master Plan roads shall not be used as the proof of any title of the land.
6. The realignment / deletion of Master Plan roads shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicants have to obtain necessary permissions from the Director of Town and Country Planning, Hyderabad / competent authority before taking up any development activities.

SCHEDULE OF BOUNDARIES

North	:	S.No.383 (Part).
East	:	S.No.383 (Part).
South	:	Existing 60 feet wide All Bank Colony road as per Master Plan.
West	:	40 feet wide roads and 80 feet wide Master Plan roads in S.No.383 (Part) and S.No.298.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER